

**1/5 Meaker Avenue, Oak Park, Vic 3046**



**Unit For Sale**

Wednesday, 28 February 2024

1/5 Meaker Avenue, Oak Park, Vic 3046

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 115 m2**

**Type: Unit**



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**EOI: \$475k - \$515k**

Expressions Of Interest Ending Tuesday 26th March 2024 @ 5pm Introducing 1/5 Meaker Avenue, Oak Park - your gateway to convenient living! Nestled in a prime location, this street-facing single-level Unit is just a stroll away from every necessity. From the train station and bus hub to local shops, cafes, parks, and schools, everything you need is at your fingertips. Step inside this well-maintained gem to discover a cozy haven featuring two bedrooms and a low-maintenance interior. The courtyard adds a touch of outdoor serenity, perfect for relaxation or entertaining guests. Whether you're a first-time buyer with a vision for renovation, a downsizer seeking simplicity, a retiree embracing tranquillity, or an astute investor eyeing potential, this property ticks all the boxes. Don't miss out on the opportunity to make 1/5 Meaker Avenue your new address - where convenience meets comfort in the heart of Oak Park! Make your move today - Contact C+M Residential. 'Helping You Find Home'

**THE UNDENIABLE:**

- Brick Villa Unit
- Built-in 1970's approx.
- Land size of 115m<sup>2</sup> approx.
- Building size of 11.5sq approx.
- Foundation: Stumps

**THE FINER DETAILS:**

- Kitchen with S/S Bosch appliances, ample benchtops & cupboard space, breakfast bench, microwave nook, tiled splash back, finished with tiled flooring
- Sizeable meals area with tiled flooring
- Living zone with ceiling fan & carpeted flooring
- 2-Bedrooms with robes & carpeted flooring
- 1-Bathrooms with shower, bathtub, single vanity, separate toilet & tiled flooring
- Laundry in the bathroom with single trough
- Ducted heating & air-conditioner, plus 2x ceiling fans
- Additional features include ample storage areas, window furnishings, plus more
- Street-facing front unit with landscaped front garden with trees & lawns. Rear low-maintenance paved courtyard
- Single garage
- Potential Rental: \$440 - \$480 p/w approx.
- Body Corp/Strata Insurance: \$369 p/qtr approx.

**THE AREA:**

- Close to Pascoe Vale Rd, Snell Gr, Devon Rd & Pascoe St shopping & cafe strips.
- Oak Park & Glenroy train station & bus hub
- Surrounded by parks, reserves & schools
- Only 11.5km from the CBD with easy City Link, Ring Road, & airport access
- Zoned Under the City of Merri-bek - General Residential Zone

**THE CLINCHER:**

- Convenience with every necessity just steps away from your doorstep
- Hassle-free living with a well-maintained interior, and effortless upkeep for your peace of mind

**THE TERMS:**

- Deposit of 10%
- Settlement of 45/60/75 days

Secure your **INSPECTION** Today by using our booking calendar via the **REQUEST INSPECTION** button...  
\*All information about the property has been provided to C+M Residential by third parties. C+M prides itself on being accurate, however, has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own inquiries in relation to this property.

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